ID: 3426

SALE OF A HOUSE IN FILIPANA WITH A TURNKEY PROJECT

Filipana, Marčana

495,000 €
2,829 €/m²







In the peaceful Istrian village of Filipana, within the Municipality of Marčana, a project for a modern detached house with a swimming pool and a summer kitchen is offered for sale. The property is situated on a building plot with complete documentation and a valid building permit.

The project envisages the construction of a functional two-storey house (ground floor and first floor), designed for comfortable family living, holidays, or tourist rental. The ground floor, with a total area of 77.47 m², includes an entrance hall, an open-plan kitchen with dining and living

area, one bedroom with an en-suite bathroom, a guest toilet, a storage room, and an uncovered terrace.

The first floor, with a total area of 46.14 m², consists of two bedrooms, each with its own en-suite bathroom, creating a practical layout with a total of three bedrooms and three bathrooms. This concept is particularly attractive for families as well as for tourist rentals, providing a high level of privacy for every bedroom.

The outdoor area includes a 3.50 × 7.50 m swimming pool with a total surface area of 26.25 m², as well as a 20.28 m² summer kitchen with additional storage rooms and a toilet. The exterior has been designed as an extension of the living space, with an emphasis on privacy, comfort, and outdoor living.

The house is planned to feature electric underfloor heating and inverter air-conditioning units for heating and cooling. The plot offers a well-maintained access road, southwest orientation, and is located in a peaceful setting surrounded by family homes, greenery, and the beautiful Istrian countryside.

This property represents an excellent investment opportunity, offering outstanding potential for family living, holiday use, or tourist rental. Flexible payment options are available, either in stages according to the construction progress or as a single full payment.

FOR ALL ADDITIONAL INFORMATION, PLEASE CONTACT:

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Summary

LOCATION	Filipana, Marčana	PROPERTY ID	3426
PRICE	495,000 €	TYPE	House
AREA	175 m²	GARDEN AREA	475 m²
YEAR BUILT	-	YEAR RENOVATED	-
ORIENTATION	Southwest	NUMBER OF FLOORS	-
ROOMS	4	BEDROOMS	3
BATHROOMS	3	TOILETS	1
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
PARKING	Yes	PARKING SPACES	-
POOL	Yes	VIEW AT	Greenery and residential area
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning, Floor heating	JOINERY	-
WALLS MATERIAL	-	WALLS CONDITION	-

TILES	-	PARQUET	-
FACADE	-	ROOF	Channels
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	-	ENERGY CERTIFICATE	-

Extra features

- Terrace
- Pantry
- Garden
- Yard
- Access road
- Tavern
- Forest
- Swimming pool

Infrastructure

- Electricity
- Water
- Phone line

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